

Town Center – Building a New Downtown to Serve Everyone

Phase I Block by Block

Library

- Serves as north anchor of Town Center
- Entrance faces public town square
- 3 floors
- Ground breaking anticipated in mid-2004
- Opening early 2006

Public Town Square

- Focal point/mid-point of Town Center
- Open space to provide area for public events (Hometown Holidays, Spirit of Rockville, etc.)
- Convenient pedestrian thoroughfare for all Town Center elements
- Encourages seating and gatherings
- Pavillion and water feature

Residential

- 332 Rental Units (studio, 1-bedroom, 2-bedroom)
- 288 condominiums
- 4 stories of residential above retail

Parking Garages

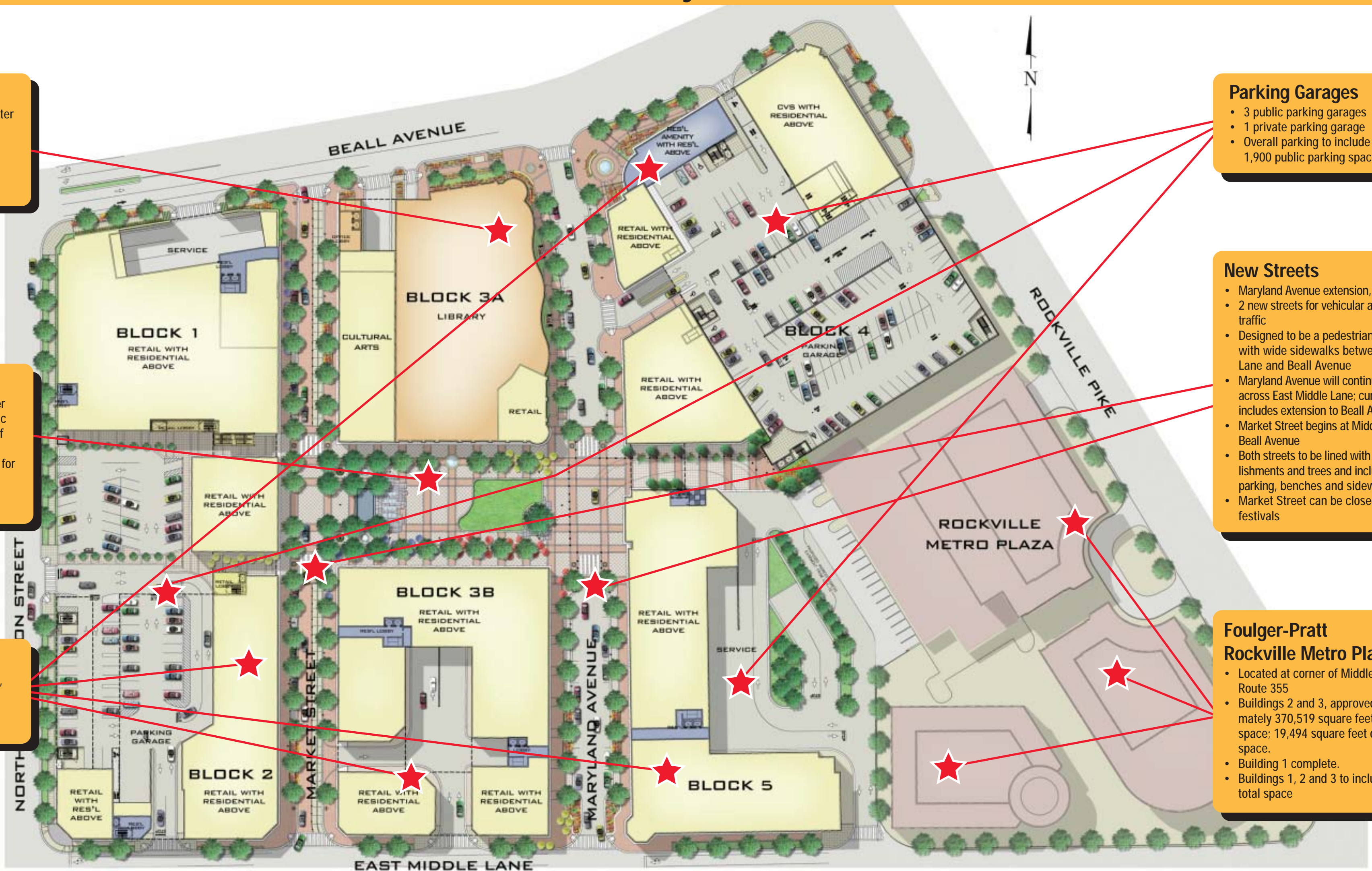
- 3 public parking garages
- 1 private parking garage
- Overall parking to include more than 1,900 public parking spaces

New Streets

- Maryland Avenue extension, Market Street
- 2 new streets for vehicular and pedestrian traffic
- Designed to be a pedestrian environment with wide sidewalks between Middle Lane and Beall Avenue
- Maryland Avenue will continue north across East Middle Lane; current phase includes extension to Beall Avenue
- Market Street begins at Middle Lane to Beall Avenue
- Both streets to be lined with retail establishments and trees and include on-street parking, benches and sidewalk cafés
- Market Street can be closed off for festivals

Foulger-Pratt Rockville Metro Plaza

- Located at corner of Middle Lane and Route 355
- Buildings 2 and 3, approved for approximately 370,519 square feet of office space; 19,494 square feet of retail space.
- Building 1 complete.
- Buildings 1, 2 and 3 to include 620,000 total space



Town Center Time Line — Building Toward The Future

1995	2000-2001	JULY 18, 2001	OCTOBER 2001	WINTER 2001-02	JUNE 17, 2002	DECEMBER 2002	FEBRUARY 2003	MARCH 2003	MAY 2003	JULY 10, 2003	SEPT. 9, 2003	DEC. 12, 2003	MARCH 2004	SPRING 2004	EARLY 2006
Rockville Mall Demolished	Regal Cinema/ Restaurant Row Opens (E. Montgomery Ave.)	Mayor and Council Hold 1st Public Hearing on Town Center Plan	Town Center Master Plan Adopted	Preliminary Site Design and Negotiations Begin	Site Selected for New Rockville Regional Library	Non-binding Agreement Reached Between City, Montgomery County Executive and Federal Realty Investment Trust	Draft Design Guidelines Presented To Public	Design Guidelines and Acquisition of Shopping Center on N. Washington St. Approved	Maryland Board of Public Works Approves \$1 Million to Help Fund Town Center Parking Garage	RD Rockville, LLC, under its Entities S.J. Ross Development and DANAC Corporation, Named Residential Co-Developer	City, Federal Realty, Montgomery County and RD Rockville Sign Town Center General Development Agreement	Montgomery County Council Approves \$12 Million to Help Fund Town Center	Parking District Created	Town Square Groundbreaking	Opening of Library, Public Town Square, First Public Parking Garage and Retail and Residential Projects